

MILDRED E. GARNER,
GRANTOR

JAN 19 2 03 PM '94

BOOK 266 PAGE 483
893-4450

TO

CORRECTION WARRANTY DEED

GEORGE F. GARNER, ET UX
GRANTEES

BK 266 PG 483
W.E. BUNTIN CLK.
W.E. Buntin

OF GIFT

WHEREAS, by Warranty Deed of Gift dated December 23, 1993, appearing of record in Warranty Deed Book 265, Page 531, in the office of the Chancery Clerk of DeSoto County, Mississippi, the undersigned Grantor conveyed to George F. Garner and wife, Rebecca W. Garner, an undivided interest in and to the hereinafter described property; and

WHEREAS, said Warranty Deed of Gift incorrectly conveyed to Grantees an undivided one-third interest in the property when it was the intention of Grantor to convey to Grantees an undivided one-sixth interest in the property; and

WHEREAS, it is the express purpose of this instrument to correct said error.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid and other good and valuable considerations, including the love and affection that I have for the hereinafter named Grantees, I, MILDRED E. GARNER, do hereby give, grant, convey and warrant unto GEORGE F. GARNER and wife, REBECCA W. GARNER, as tenants by the entirety with full rights of survivorship and not as tenants in common, an undivided one-sixth interest in and to the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

A 65.5 acre tract located in the Southwest Quarter of Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, more particularly described as: BEGINNING at the commonly accepted southeast corner of the Southwest 1/4 of Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi; thence run North 87° 32' 51" West along the south line of said Quarter Section a distance of 1207.34 feet to a point; said point being the southwest corner of the George F. Garner 21.04 acre tract and point of beginning; thence continue along said south line of said Quarter Section a distance of 1432.3 feet, more or less, to the southwest corner of the Southwest 1/4 of said Section 31; thence run North 1° 55' 56" West along the west line of said quarter section a distance of 2640 feet, more or less, to the northwest corner of the southwest 1/4 of said Section 31; thence run South 86° 59' 32" East along the north line of said Quarter Section a distance of 659.62 feet, more or less, to the northwest corner of the Raymond E. Garner 21.04 acre tract; thence run South 2° 20' 46" West along the west line of the Raymond Garner tract a distance of 1110.10 feet to the southwest corner of said tract; thence run South 86° 59' 32" East with the south line of said Garner tract a distance of 668.39 feet, more or less, to a point; thence run South 1° 57' 05" west a distance of 1072.69 feet to a point on the George Garner tract; thence run South 86° 59' 00" East along the south line of said Garner tract a distance of 112.51 feet to a point; thence run South 1° 53' 18" West along the west line of said Garner tract a distance of 477.22 feet, more or less, to the point of beginning, containing 65.5 acres, more or less. And being situated in the NW 1/4 and the SW 1/4 of the SW 1/4.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year shall be paid by Grantor, and possession is to be given with delivery of Deed.

WITNESS MY SIGNATURE, this the 23rd day of December, 1993.

Mildred E. Garner
MILDRED E. GARNER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 23rd day of December, 1993, within my jurisdiction, the within named Mildred E. Garner, who acknowledged that she executed the above and foregoing instrument.

Sandra Nichols
Notary Public

My Commission Expires:

10-6-94

Grantor's Address:

6225 Elmwood Rd.

Southaven MS 38671

Phone: 349-0983

Business #: None

Grantee's Address:

6145 Elmwood Rd.

Southaven MS 38671

Phone: 349-3533

Business #: 726-1631